SPECIAL WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7545

STATE OF ~~TENNESSEE~~ California
COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,500.00

Affiant Rochelle Kaye

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF Feb 2003

CARMEN DELGADO Commission # 1330889 Notary Public - California Orange County My Comm. Expires Nov 19, 2005

NOTARY PUBLIC Secretary

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Bourgue	SAME	81-11-438
(NAME)	(NAME)	
1713 12th Ave N	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37208	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE WITHOUT RECOURSE HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY BOURQUE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

This is ☒ improved ☐ unimproved property, known as 1713 12th Ave., N. Nashville, Tn 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land together, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we GRANTOR further covenants to warrant and forever defend title to the Property to Grantee, its successors, heir, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. The said

Witness our/my hands this February 27th 2003

Option One Mortgage Corporation as Attorney in Fact for Wells Fargo Bank Minnesota, National Association, as Trustee without recourse

By: Rochelle Kaye
Rochelle Kaye
Assistant Secretary

Attest:

Davidson County DEEDWARR
Recvd: 03/07/03 09:22 3pgs
Fees:18.00 Taxes:90.65

20030307-0030230

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said County, and State. The within named Rochelle Rayo for Option One Mortgage Corporation as Attorney in Fact for Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the with instrument for the purposes therein, contained and who further acknowledged that Assistant Secretary for Option One Mortgage Corporation is the Attorney in Fact for Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, or a constitute of the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Irvine, California, this the 27th day of February 2003.

Commission expires: Nov. 19, 2005

CARMEN DELGADO
Commission # 1330889
Notary Public - California
Orange County
My Comm. Expires Nov 19, 2005

Notary Public

File No.: 11006849

EXHIBIT A

Land in Davidson County, TN, being the Northerly one-half of Lot no. 186 on the Map of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for said county.

Said part of said lot fronts 50 feet on the westerly side of 12th Ave. North and extends back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Jonathan Stark by Warranty Deed from Frederick Jerome Robinson and wife, Sue Robinson, dated 4/22/99 , of record in Book 11450, page 147, re-recorded in Book 11604, page 173, and re-recorded again in Instrument No. 20020410-0044193, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Wells Fargo Bank Minnesota, National Association, as Trustee, without recourse by deed dated 12/28/01 and recorded in Instrument # 20030228-0026719, Register's Office for Davidson County, Tennessee.
Property Address:
1713 12th Ave N.
Nashville, Tennessee 37208